



## **Division of Housing 3<sup>rd</sup> Quarter 2013 Foreclosure Report**

**The Colorado Division of Housing is a division of the Colorado Department of Local Affairs**

**November 13, 2013**

### **Summary and Methods**

In response to recommendations from the Colorado Blue Ribbon Panel on Housing and the Colorado Foreclosure Prevention Task Force, the Colorado Division of Housing has compiled the attached information regarding foreclosures in Colorado.

During the 2009 legislative session, the legislature passed, and the governor signed, House Bill 1197 which mandates that the foreclosure totals contained in this report be considered the official foreclosure statistics of the state of Colorado. The legislation also required that statistics on cures now be included and that Public Trustees submit the required information to the Division of Housing.

These statistics have been collected to provide as accurate a view as possible of foreclosures in Colorado and to determine which regions of the state are most heavily impacted by foreclosures. The data is provided on a county-by-county basis and is based on foreclosure data reported by the Public Trustee's office of each county.

This report seeks to provide two essential pieces of information:

### **Foreclosure Filing Statistics:**

The recording of the notice of election and demand (NED) is the event that begins the foreclosure process. In general, when a borrower is at least 3 months delinquent and in default, the lender will file an NED with the public trustee and the borrower will receive notice of the initial sale date. This notice will be sent from the public trustee's office in the county in which the property is located, and at this point, the property is in foreclosure.

The Public Trustee filings provide an objective measure of how many foreclosure proceedings have been initiated in a given county. Such filings can be "cured" and "withdrawn" before the property is sold at auction, meaning that not all foreclosure filings result in a final foreclosure sale. However, Public Trustee numbers are a useful indicator of the number of loans in a county that have become seriously delinquent, and they provide insights into the overall health of the real estate market within that county.

We should note that in addition to single-family homes, condominiums, and townhomes, NED statistics include filings on agricultural, industrial, commercial, and multifamily properties. Vacant land is included as well.

**Foreclosure Sale Statistics:** Approximately 110-125 days after the initial filing, the property may be sold at the Public Trustee auction to a third party or to the mortgage company. Once the foreclosure sale takes place, eviction proceedings will proceed during the next several weeks.

As listed below, the foreclosure filings number and the foreclosure auction sales number are two independent numbers. In other words, the properties that went to final sale during the current quarter are not the same properties which entered the foreclosure process the same quarter. For example, among properties that went to sale during a given quarter, a large portion of those foreclosures were filed at least four months earlier, meaning a foreclosure filing and foreclosure sale do not occur within the same quarter. The period between the foreclosure filing and the foreclosure sale at auction is legally at least 110 days, but in some cases, this period may actually last much longer.

### **Why are both numbers important?**

The foreclosure filings number provides a view of how many borrowers have become seriously delinquent on their loans. Foreclosure filings provide a good guide to foreclosure activity in a given county, and while a property may be withdrawn from the foreclosure process after a filing is made, the filings statistics nevertheless indicate where borrowers are delinquent and in default.

The foreclosure sale numbers generally indicate how many borrowers have lost all equity in the property as the result of it being sold to another party at auction, including the mortgage company, an investor, or others. Many households in the foreclosure process lose their properties through a variety of processes such as short sales and deed-in-lieu-of-foreclosure agreements. Losing the property through a foreclosure sale, however, is generally most damaging to the credit of the borrower, and foreclosure (unless the property is sold at auction for more than the value of the loan) does not allow for the borrower to preserve any of the equity he or she might still have in that property.

### **Study Findings**

During the third quarter of 2013, Colorado public trustees reported 3,745 foreclosure filings and 2,074 sales at auction (completed foreclosures). During the third quarter of 2012, there were 7,076 filings and 4,138 sales. Comparing year-over-year for the third quarter, foreclosure filings fell 47.1 percent and completed foreclosures fell 49.9 percent.

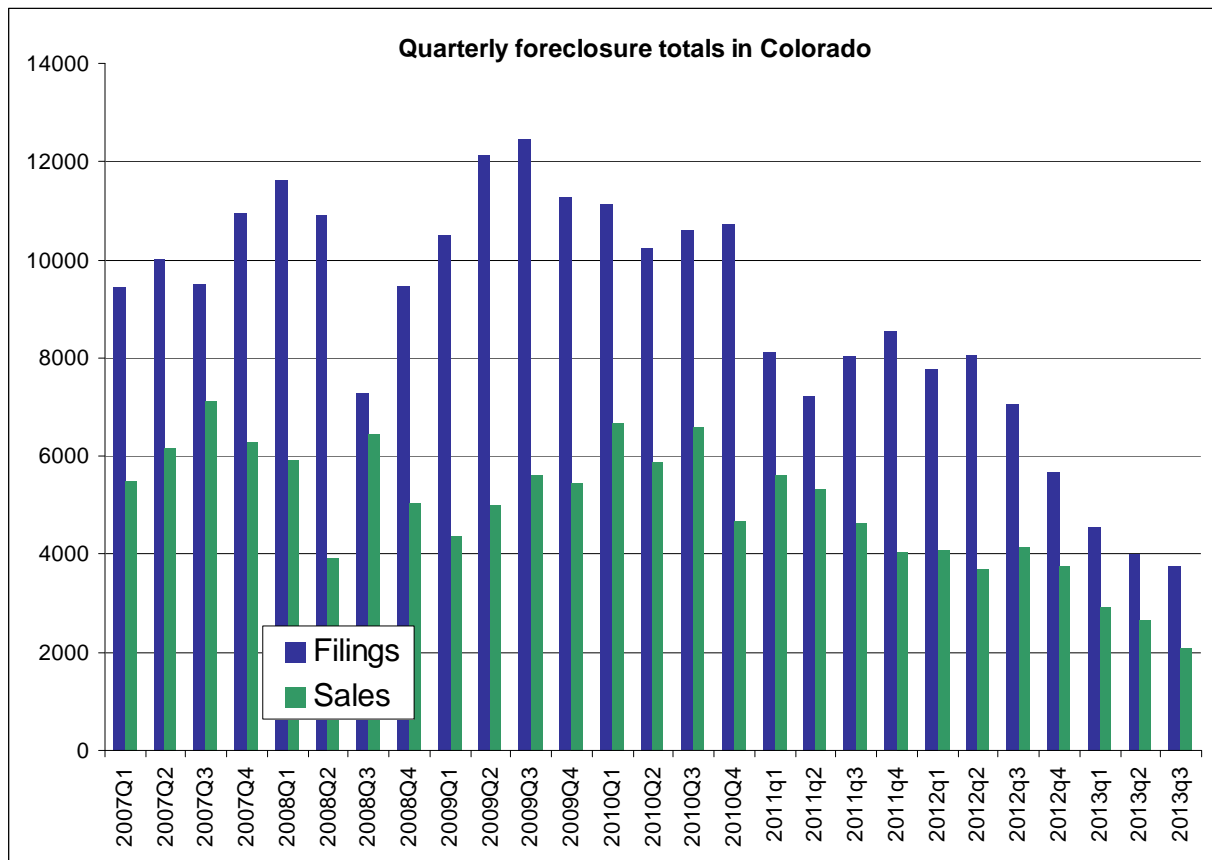
Comparing the third quarter of 2013 to the second quarter of 2013, foreclosure filings fell 7.0 percent from 4,025 to 3,745. Foreclosure sales fell 22.0 percent from 2,658 to 2,074 during the same period.

Comparing totals for the first three quarters of the year combined, foreclosure filings were down 46.1 percent from 2012 to 2013 dropping from 22,894 during 2012 to 12,341 during 2013. Foreclosure sales at auction fell 36.9 percent during the same period, dropping from 12,143 sales during 2012 to 7,667 during 2013.

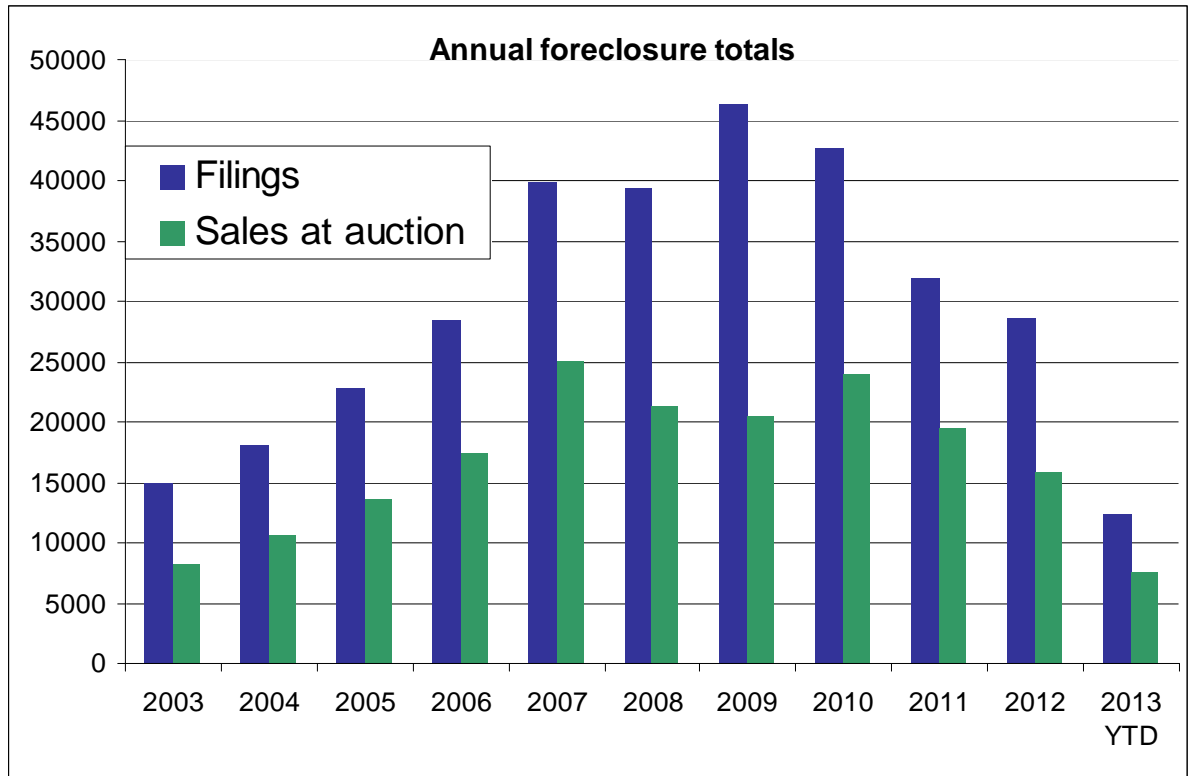
During the third quarter of 2013, foreclosure filings and sales both showed a continued trend of declining foreclosure activity.

Below is a time series showing quarterly totals in foreclosure filings and sales. The large dip in sales shown during the second quarter of 2008 can be attributed to a change in the foreclosure time line that took effect on January 1, 2008 and led to a large temporary dip in the number of foreclosure sales during March, April, and May of that year.

**Graph 1: Quarterly Foreclosure Filings vs. Sales at Auction:**



**Graph 2: Annual Foreclosure Totals:**



Note: Annual totals are available since 2003, but quarterly totals are only available since 2007.

**Table 1: Foreclosure Filings**

Year	Foreclosure Filings
2003	14,858
2004	18,127
2005	22,894
2006	28,435
2007	39,920
2008	39,333
2009	46,394
2010	42,692
2011	31,975
2012	28,579
2013	12,341 (January-September)

**Table 2: Foreclosure Sales at Auction**

<b>Year</b>	<b>Foreclosure Sales</b>
2003	<b>8,239</b>
2004	<b>10,566</b>
2005	<b>13,642</b>
2006	<b>17,451</b>
2007	<b>25,054</b>
2008	<b>21,306</b>
2009	<b>20,437</b>
2010	<b>23,891</b>
2011	<b>19,617</b>
<b>2012</b>	<b>15,903</b>
<b>2013</b>	<b>7,667 (January-September)</b>

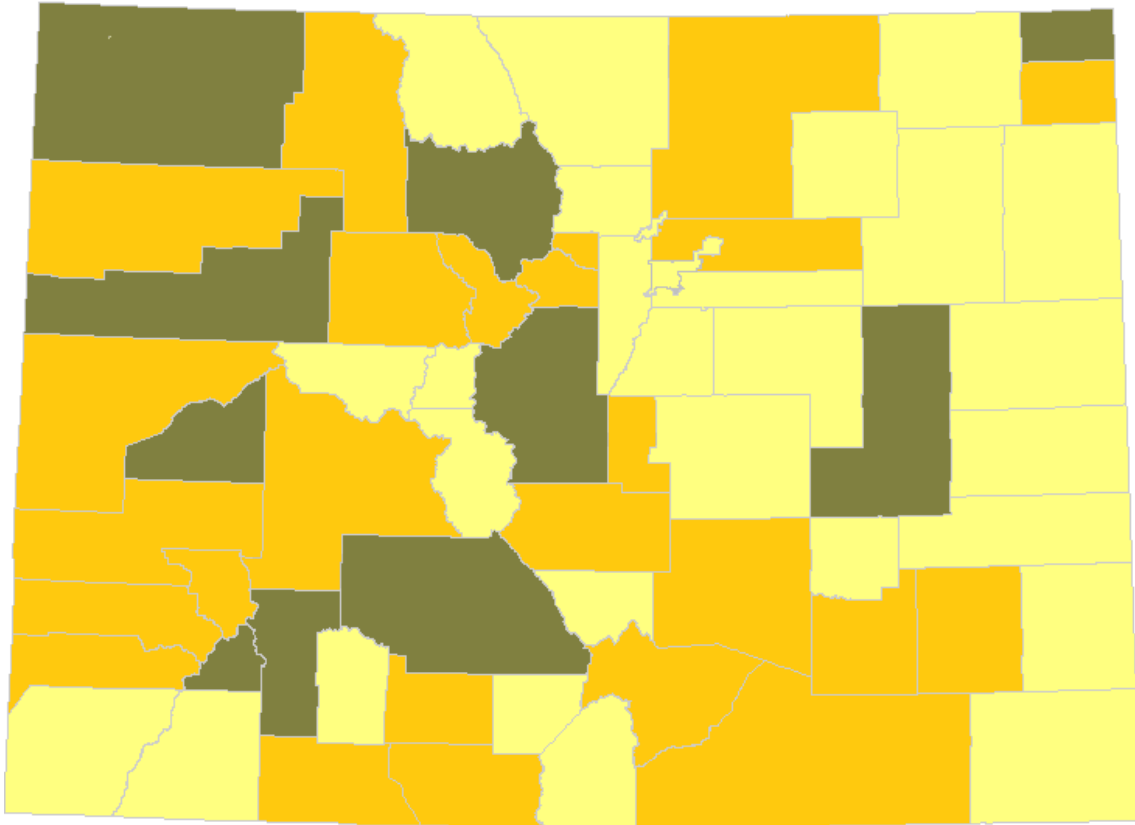
### **County Statistics**

Trends in different counties throughout the state vary considerably. The 12 metropolitan counties in Colorado now account for slightly more than 81 percent of all foreclosure filings activity in Colorado. However, in 2007 the 12 metropolitan counties accounted for more than 90 percent of foreclosure activity in Colorado, indicating that foreclosure activity outside the metropolitan areas has become relatively more common.

Aggregate statewide totals and trends do not necessarily reflect changes in foreclosure totals at the county level as county-level changes were not uniform throughout the state.

The map below shows foreclosure rates in each county. Categories reflect proportions of households completing the foreclosure process.

**Map 1: Foreclosure rates in Colorado counties, 3<sup>rd</sup> Quarter 2013**



**Foreclosure rates are split into 4 categories: 1. (burgundy) More than 0.5 percent of all households. 2. (green) From .25 up to and including .50 percent of all households. 3. (orange) From 0.1 up to and including 0.25 percent of all households. 4. (yellow) 0.1 percent, or less, of all households.**

Rates of foreclosure for each county are listed in Table 3 of the appendix. Statewide, there was approximately 1 completed foreclosure (foreclosure sale) per 982 households for the third quarter of 2013. Note that in the map, for the first time since the Division of Housing began tracking foreclosures, no county reported a foreclosure rate about 0.5 percent.

None of the metropolitan counties were found among the counties with the top ten foreclosure rates. Most of the counties in the top ten were mountain counties including Grand, Saguache, San Juan, and Park counties.

Pueblo County reported the highest foreclosure rate of the metropolitan counties, with Mesa County reporting the second-highest foreclosure rate among the metro counties. Pueblo reported a foreclosure rate of one foreclosure per 442 households while Mesa County reported a rate of 1 foreclosure per 561 households. See Table 3 for full listing.

Boulder County reported the lowest foreclosure rate among metropolitan counties with 1 completed foreclosure per 3,853 households.

From 2006 through 2008, few mountain counties or Western Slope counties were found among the counties with high foreclosure rates. In recent quarters, however, counties from these parts of the state are common.

It is important to note that counties with small populations are also prone to very volatile foreclosure rates as a small rise or fall in the total number of foreclosures can significantly change the foreclosure rate in a small county for a quarter.

### **Future Outlook**

If current trends continue, the year-end foreclosure totals for Colorado will be similar to what was reported in 2004. This means that 2013 is looking to finish the year at a ten-year low for foreclosures. During 2004, there were approximately 18,000 foreclosure filings and 10,500 sales.

At this point there is a well-established downward trend, but this does not guarantee continued declines. However, with home prices on the rise and stable employment, current economic conditions point toward continued declines in foreclosure. Also, new mortgage loan originations continue to be down significantly from 2007 peak levels. With continued declines in the total number of mortgage loans serviced in the state in recent years, the number of potential foreclosures has declined as well.

### **Methods**

The Colorado Division of Housing has sought to collect foreclosure information on all 64 counties. Data is collected directly from the Public Trustee's office in each county. Some numbers in this report reflect corrections made to statistics reported in earlier reports.

The per-household calculation for each county is based on 2012 (the most recent year available) estimates of occupied households provided by the Colorado State Demographer.

The household number is that of "total occupied housing units" in each county. Owner-occupant totals are only available for a minority of Colorado counties, so for purposes of consistency across all counties, occupied housing unit totals are used.

The Colorado Division of Housing wishes to acknowledge the invaluable assistance of Carol Snyder, the former Public Trustee of Adams County, Robert Sagel, the Public Trustee of Morgan County, and the Public Trustee Association, although neither Ms. Snyder, Mr. Sagel, nor the Association bear any responsibility for any errors or for the conclusions and analysis contained in this summary.

**Table 3: Foreclosure rates based on the number of occupied housing units per completed foreclosure and percentage of all occupied housing units. 2012 household numbers are the most recent available.**

County	2012 household estimates	2013 3rd Q foreclosure sales	Foreclosure rate by percentage	Foreclosure rate by no. of households per completed foreclosure
Grand	6,153	24	0.39%	256
Sedgwick	1,081	4	0.37%	270
Saguache	2,763	9	0.33%	307
Lincoln	1,934	6	0.31%	322
San Juan	335	1	0.30%	335
Hinsdale	337	1	0.30%	337
Park	7,110	21	0.30%	339
Moffat	5,208	14	0.27%	372
Delta	12,521	33	0.26%	379
Garfield	20,637	53	0.26%	389
Las Animas	6,158	15	0.24%	411
Gilpin	2,471	6	0.24%	412
Bent	1,744	4	0.23%	436
Archuleta	5,293	12	0.23%	441
Pueblo	63,675	144	0.23%	442
Rio Grande	4,746	10	0.21%	475
Ouray	2,034	4	0.20%	509
Clear Creek	4,170	8	0.19%	521
Fremont	16,680	31	0.19%	538
Mesa	58,375	104	0.18%	561
San Miguel	3,559	6	0.17%	593
Teller	9,841	16	0.16%	615
Montrose	16,288	24	0.15%	679
Eagle	19,130	28	0.15%	683
Adams	160,058	223	0.14%	718
Routt	9,776	13	0.13%	752
Huerfano	3,059	4	0.13%	765
Conejos	3,105	4	0.13%	776
Weld	93,286	119	0.13%	784
Summit	11,826	15	0.13%	788
Otero	7,663	9	0.12%	851
Dolores	871	1	0.11%	871
Rio Blanco	2,686	3	0.11%	895
Philips	1,801	2	0.11%	901
Gunnison	6,566	7	0.11%	938
Arapahoe	232,959	238	0.10%	979
Lake	2,947	3	0.10%	982



El Paso	245,223	247	0.10%	993
Logan	7,989	8	0.10%	999
Morgan	10,311	10	0.10%	1031
Elbert	8,454	8	0.09%	1057
Montezuma	10,488	9	0.09%	1165
Prowers	4,878	4	0.08%	1220
La Plata	21,546	17	0.08%	1267
Crowley	1,274	1	0.08%	1274
Jefferson	223,195	173	0.08%	1290
Broomfield	22,351	17	0.08%	1315
Pitkin	8,175	6	0.07%	1363
Denver	278,571	183	0.07%	1522
Chaffee	7,696	5	0.06%	1539
Baca	1,659	1	0.06%	1659
Douglas	106,541	64	0.06%	1665
Custer	1,915	1	0.05%	1915
Washington	1,933	1	0.05%	1933
Larimer	124,784	63	0.05%	1981
Alamosa	6,074	3	0.05%	2025
Kit Carson	3,067	1	0.03%	3067
Boulder	123,281	32	0.03%	3853
Yuma	3,944	1	0.03%	3944
Cheyenne	810	0	0.00% n/a	
Costilla	1,582	0	0.00% n/a	
Jackson	618	0	0.00% n/a	
Kiowa	625	0	0.00% n/a	
Mineral	353	0	0.00% n/a	
StateTotal	2,036,183	2,074	0.10%	982

Table 4: Cures (Foreclosures cured through the Public Trustee office in each county.)

Counties	2011 4th Q cures	2012 1st Q cures	2012 2nd Q cures	2012 3rd Q cures	2012 4th Q cures	2013 1st Q cures	2013 2nd Q cures	2013 3rd Q cures
Adams	34	29	36	28	29	36	23	31
Alamosa	1	0	0	0	0	0	0	0
Arapahoe	30	41	51	35	36	34	30	48
Archuleta	3	1	1	2	3	0	1	0
Baca	0	0	1	0	0	0	0	0
Bent	0	0	0	0	0	0	1	0
Broomfield	4	0	2	3	3	3	2	1
Boulder	20	21	18	15	19	17	18	14
Chaffee	3	0	2	0	1	0	0	4
Cheyenne	0	0	0	0	0	0	0	0
Clear Creek	0	0	2	1	0	0	0	0
Conejos	0	0	2	0	0	1	1	0
Costilla	0	1	0	0	0	0	0	
Crowley	0	0	1		0	1	0	0
Custer	0	1	0	0	0	0	0	0
Delta	3	1	5	5	3	2	4	1
Denver	40	62	60	40	52	49	41	28
Dolores	0	0	0	1	0	0	0	0
Douglas	14	32	29	25	19	27	13	16
Eagle	3	4	4	4	4	9	6	4
Elbert	2	3	4	1	2	1	1	2
El Paso	32	50	52	39	35	53	37	32
Fremont	2	4	3	3	1	3	2	3
Garfield*	5	7	6	6	3	1	7	3
Gilpin	0	0	2	1	2	0	0	1
Grand	3	2	4	4	3	0	2	2
Gunnison	2	2	0	1	1	3	0	1
Hinsdale	0	0	0	0	0	0	0	0
Huerfano	2	1	1	0	0	2	0	2
Jackson	0	0	0	0	0	0	0	0
Jefferson	49	43	53	32	23	46	41	30
Kiowa	0	0	0	0	0	0	0	1
Kit Carson	0	1	0	0	0	0	1	0
La Plata	2	2	4	4	6	2	2	3
Lake	1	0	0	0	0	0	0	0
Larimer	22	32	27	30	30	17	15	16
Las Animas	2	1	0	2	0	4	0	2
Lincoln	0	2	0	0	0	1	0	0
Logan	1	1	2	2	0	4	1	1
Mesa	7	11	8	6	7	12	13	11
Mineral	0	0	0	1	0	0	0	0
Moffat	1	0	1	4	1	1	0	0
Montezuma	2		1	2	6	0	1	0
Montrose	2	6	2	4	2	4	3	2
Morgan	3	4	2	2	1	3	2	1

Otero	0		3	1	0	0	1	0
Ouray	0	0	0	0	0	0	0	0
Park	0	0	1	4	2	3	3	0
Philips	0	0	0	0	0	0	0	0
Pitkin	4	1	3	2	1	0	2	4
Prowers	0	0	0	0	0	0	0	0
Pueblo	15	19	14	17	10	13	18	4
Rio Blanco	0	1	1	2	0	0	2	0
Rio Grande	0	1	1	1	0	0	0	0
Routt	6	0	0	3	0	0	2	0
Saguache	0	0	0	0	0	0	0	0
San Juan	0	0	0	2	0	0	0	0
San Miguel	5	1	0	1	2	0	2	1
Sedgwick	0	0	0	0	0	0	0	0
Summit	7	8	6	2	2	4	4	2
Teller	2	1	5	1	5	1	1	1
Washington	0	0	0	0	1	0	0	1
Weld	15	22	2	22	19	18	14	13
Yuma	0	1	1	1	2	0	3	1
Totals	349	420	423	362	336	375	320	287

Table 5: Percent change in year-over-year foreclosure filings and sales:

Counties	2012 3rdQ Filings	2013 3rdQ Filings	YOY change		2012 3rdQ Sales	2013 3rdQ Sales	YOY change
Adams	803	416	-48.2		460	223	-51.5
Alamosa	37	6	-83.8		3	3	0.0
Arapahoe	896	424	-52.7		494	238	-51.8
Archuleta	33	14	-57.6		21	12	-42.9
Baca	1	3	200.0		1	1	0.0
Bent	1	2	100.0		8	4	-50.0
Boulder	214	97	-54.7		94	32	-66.0
Broomfield	50	15	-70.0		23	17	-26.1
Chaffee	11	5	-54.5		5	5	0.0
Cheyenne	1	0	-100.0		0	0	n/a
Clear Creek	11	11	0.0		10	8	-20.0
Conejos	5	0	-100.0		0	4	n/a
Costilla	6	3	-50.0		0	0	n/a
Crowley	4	3	-25.0		2	1	-50.0
Custer	8	2	-75.0		4	1	-75.0
Delta	74	39	-47.3		30	33	10.0
Denver	733	448	-38.9		414	183	-55.8
Dolores	1	1	0.0		1	1	0.0
Douglas	369	166	-55.0		165	64	-61.2
Eagle	109	53	-51.4		61	28	-54.1
Elbert	39	26	-33.3		40	8	-80.0
El Paso	925	458	-50.5		448	247	-44.9
Fremont	68	45	-33.8		56	31	-44.6
Garfield	144	55	-61.8		74	53	-28.4
Gilpin	20	7	-65.0		7	6	-14.3
Grand	40	14	-65.0		31	24	-22.6
Gunnison	22	18	-18.2		25	7	-72.0
Hinsdale	2	1	-50.0		0	1	n/a
Huerfano	16	7	-56.3		12	4	-66.7
Jackson	1	0	-100.0		2	0	-100.0
Jefferson	658	304	-53.8		350	173	-50.6
Kiowa	0	1	n/a		0	0	n/a
Kit Carson	4	5	25.0		5	1	-80.0
La Plata	48	33	-31.3		34	17	-50.0
Lake	18	4	-77.8		8	3	-62.5
Larimer	236	139	-41.1		149	63	-57.7
Las Animas	24	13	-45.8		14	15	7.1
Lincoln	7	3	-57.1		5	6	20.0
Logan	23	14	-39.1		11	8	-27.3
Mesa	288	207	-28.1		224	104	-53.6
Mineral	2	0	-100.0		0	0	n/a
Moffat	27	9	-66.7		17	14	-17.6
Montezuma	25	16	-36.0		17	9	-47.1
Montrose	56	42	-25.0		58	24	-58.6

Morgan	30	20	-33.3		17	10	-41.2
Otero	23	13	-43.5		17	9	-47.1
Ouray	12	4	-66.7		6	4	-33.3
Park	54	29	-46.3		42	21	-50.0
Philips	2	0	-100.0		2	2	0.0
Pitkin	23	7	-69.6		14	6	-57.1
Prowers	3	1	-66.7		2	4	100.0
Pueblo	282	203	-28.0		221	144	-34.8
Rio Blanco	12	5	-58.3		6	3	-50.0
Rio Grande	9	10	11.1		8	10	25.0
Routt	63	39	-38.1		28	13	-53.6
Saguache	7	2	-71.4		10	9	-10.0
San Juan	1	0	-100.0		0	1	n/a
San Miguel	19	6	-68.4		12	6	-50.0
Sedgwick	0	2	n/a		1	4	300.0
Summit	42	22	-47.6		89	15	-83.1
Teller	44	36	-18.2		35	16	-54.3
Washington	4	2	-50.0		3	1	-66.7
Weld	376	214	-43.1		237	119	-49.8
Yuma	10	1	-90.0		5	1	-80.0
Totals	7,076	3,745	-47.1		4,138	2,074	-49.9

Table 6: Percent change from 2nd Q 2013 to 3rd Q 2013:

Counties	2013 2nd Q Filings	2013 3rd Q Filings	Percent Change		2013 2nd Q Sales	2013 3rd Q Sales	Percent Change
Adams	472	416	-11.9		292	223	-23.6
Alamosa	6	6	0.0		3	3	0.0
Arapahoe	503	424	-15.7		291	238	-18.2
Archuleta	17	14	-17.6		14	12	-14.3
Baca	2	3	50.0		0	1	n/a
Bent	9	2	-77.8		4	4	0.0
Boulder	111	97	-12.6		71	32	-54.9
Broomfield	28	15	-46.4		11	17	54.5
Chaffee	12	5	-58.3		10	5	-50.0
Cheyenne	0	0	n/a		1	0	-100.0
Clear Creek	13	11	-15.4		9	8	-11.1
Conejos	2	0	-100.0		3	4	33.3
Costilla	4	3	-25.0		0	0	n/a
Crowley	4	3	-25.0		5	1	-80.0
Custer	5	2	-60.0		2	1	-50.0
Delta	34	39	14.7		32	33	3.1
Denver	377	448	18.8		215	183	-14.9
Dolores	1	1	0.0		1	1	0.0
Douglas	198	166	-16.2		90	64	-28.9
Eagle	44	53	20.5		32	28	-12.5
Elbert	16	26	62.5		16	8	-50.0
El Paso	500	458	-8.4		362	247	-31.8
Fremont	39	45	15.4		55	31	-43.6
Garfield	80	55	-31.3		45	53	17.8
Gilpin	12	7	-41.7		4	6	50.0
Grand	16	14	-12.5		11	24	118.2
Gunnison	17	18	5.9		19	7	-63.2
Hinsdale	1	1	0.0		1	1	0.0
Huerfano	6	7	16.7		13	4	-69.2
Jackson	0	0	n/a		0	0	n/a
Jefferson	354	304	-14.1		206	173	-16.0
Kiowa	1	1	0.0		0	0	n/a
Kit Carson	2	5	150.0		2	1	-50.0
La Plata	43	33	-23.3		15	17	13.3
Lake	4	4	0.0		7	3	-57.1
Larimer	136	139	2.2		68	63	-7.4
Las Animas	13	13	0.0		23	15	-34.8
Lincoln	3	3	0.0		6	6	0.0
Logan	12	14	16.7		10	8	-20.0
Mesa	198	207	4.5		168	104	-38.1
Mineral	0	0	n/a		0	0	n/a
Moffat	15	9	-40.0		12	14	16.7
Montezuma	17	16	-5.9		9	9	0.0

Montrose	49	42	-14.3		30	24	-20.0
Morgan	17	20	17.6		13	10	-23.1
Otero	11	13	18.2		12	9	-25.0
Ouray	7	4	-42.9		3	4	33.3
Park	25	29	16.0		18	21	16.7
Philips	2	0	-100.0		2	2	0.0
Pitkin	15	7	-53.3		6	6	0.0
Prowers	6	1	-83.3		6	4	-33.3
Pueblo	199	203	2.0		155	144	-7.1
Rio Blanco	8	5	-37.5		2	3	50.0
Rio Grande	12	10	-16.7		9	10	11.1
Routt	27	39	44.4		21	13	-38.1
Saguache	4	2	-50.0		5	9	80.0
San Juan	1	0	-100.0		4	1	-75.0
San Miguel	9	6	-33.3		7	6	-14.3
Sedgwick	6	2	-66.7		0	4	n/a
Summit	36	22	-38.9		35	15	-57.1
Teller	28	36	28.6		22	16	-27.3
Washington	3	2	-33.3		2	1	-50.0
Weld	230	214	-7.0		163	119	-27.0
Yuma	3	1	-66.7		5	1	-80.0
Totals	4,025	3,745	-7.0		2,658	2,074	-22.0

Table 7: Foreclosure totals for the first three quarters of each year, compared. (Q1+Q2+Q3):

Counties	1stQ+2nd+3rd Q 2012 Filings	1stQ+2nd+3rd Q 2013 Filings	YOY Change		1stQ+2nd+3rd Q 2012 Sales	1stQ+2nd+3rd Q 2013 Sales	YOY Change
Adams	2518	1364	-45.8		1352	791	-41.5
Alamosa	58	22	-62.1		20	14	-30.0
Arapahoe	2896	1451	-49.9		1425	852	-40.2
Archuleta	99	46	-53.5		61	48	-21.3
Baca	5	5	0.0		3	3	0.0
Bent	18	13	-27.8		14	10	-28.6
Boulder	642	332	-48.3		276	171	-38.0
Broomfield	173	84	-51.4		70	46	-34.3
Chaffee	39	23	-41.0		21	21	0.0
Cheyenne	4	0	-100.0		0	2	n/a
Clear Creek	38	41	7.9		39	23	-41.0
Conejos	16	12	-25.0		4	10	150.0
Costilla	18	12	-33.3		1	0	-100.0
Crowley	13	15	15.4		7	8	14.3
Custer	25	8	-68.0		11	11	0.0
Delta	188	106	-43.6		113	105	-7.1
Denver	2476	1305	-47.3		1187	637	-46.3
Dolores	9	3	-66.7		3	3	0.0
Douglas	1253	584	-53.4		525	278	-47.0
Eagle	375	166	-55.7		256	112	-56.3
Elbert	160	70	-56.3		88	41	-53.4
El Paso	2702	1507	-44.2		1325	1021	-22.9
Fremont	219	159	-27.4		160	132	-17.5
Garfield	468	229	-51.1		275	159	-42.2
Gilpin	46	26	-43.5		21	22	4.8
Grand	138	58	-58.0		95	56	-41.1
Gunnison	102	52	-49.0		72	38	-47.2
Hinsdale	2	3	50.0		0	3	n/a
Huerfano	41	25	-39.0		26	24	-7.7
Jackson	4	0	-100.0		3	0	-100.0
Jefferson	2127	1087	-48.9		1031	598	-42.0
Kiowa	0	2	n/a		1	0	-100.0
Kit Carson	19	11	-42.1		16	6	-62.5
La Plata	172	106	-38.4		100	58	-42.0
Lake	35	20	-42.9		27	17	-37.0
Larimer	857	457	-46.7		429	254	-40.8
Las Animas	78	58	-25.6		63	57	-9.5
Lincoln	18	8	-55.6		14	17	21.4
Logan	46	37	-19.6		26	31	19.2
Mesa	974	587	-39.7		645	433	-32.9
Mineral	4	0	-100.0		0	0	n/a
Moffat	81	50	-38.3		55	32	-41.8
Montezuma	91	53	-41.8		69	36	-47.8



Montrose	213	143	-32.9		151	93	-38.4
Morgan	96	58	-39.6		52	36	-30.8
Otero	70	47	-32.9		52	33	-36.5
Ouray	37	13	-64.9		19	12	-36.8
Park	176	90	-48.9		113	62	-45.1
Philips	8	7	-12.5		7	5	-28.6
Pitkin	80	41	-48.8		34	28	-17.6
Prowers	17	18	5.9		10	13	30.0
Pueblo	901	603	-33.1		607	455	-25.0
Rio Blanco	34	17	-50.0		16	11	-31.3
Rio Grande	41	33	-19.5		21	26	23.8
Routt	193	104	-46.1		86	64	-25.6
Saguache	23	13	-43.5		17	17	0.0
San Juan	4	2	-50.0		5	6	20.0
San Miguel	70	30	-57.1		36	23	-36.1
Sedgwick	3	9	200.0		6	5	-16.7
Summit	216	104	-51.9		144	75	-47.9
Teller	174	87	-50.0		111	56	-49.5
Washington	7	9	28.6		5	7	40.0
Weld	1263	705	-44.2		713	451	-36.7
Yuma	21	11	-47.6		9	9	0.0
Totals	22,894	12,341	-46.1		12,143	7,667	-36.9

Table 8: Foreclosure totals in each county for past 5 quarters:

Counties	2012 3rd Q Filings	2012 4th Q Filings	2013 1st Q Filings	2013 2ndQ Filings	2013 3rd Q Filings		2012 3rd Q Sales	2012 4th Q Sales	2013 1st Q Sales	2013 2nd Q Sales	2013 3rd Q Sales
Adams	803	664	476	472	416		460	430	276	292	223
Alamosa	37	12	10	6	6		3	5	8	3	3
Arapahoe	896	693	524	503	424		494	402	323	291	238
Archuleta	33	26	15	17	14		21	17	22	14	12
Baca	1	4	0	2	3		1	1	2	0	1
Bent	1	3	2	9	2		8	2	2	4	4
Boulder	214	147	124	111	97		94	96	68	71	32
Broomfield	50	37	41	28	15		23	26	18	11	17
Chaffee	11	14	6	12	5		5	3	6	10	5
Cheyenne	1	0	0	0	0		0	1	1	1	0
Clear Creek	11	13	17	13	11		10	5	6	9	8
Conejos	5	2	10	2	0		0	1	3	3	4
Costilla	6	0	5	4	3		0	0	0	0	0
Crowley	4	4	8	4	3		2	3	2	5	1
Custer	8	7	1	5	2		4	4	8	2	1
Delta	74	56	33	34	39		30	38	40	32	33
Denver	733	588	480	377	448		414	418	239	215	183
Dolores	1	1	1	1	1		1	1	1	1	1
Douglas	369	281	220	198	166		165	166	124	90	64
Eagle	109	80	69	44	53		61	48	52	32	28
Elbert	39	38	28	16	26		40	14	17	16	8
El Paso	925	652	549	500	458		448	498	412	362	247
Fremont	68	76	75	39	45		56	53	46	55	31
Garfield	144	98	94	80	55		74	75	61	45	53
Gilpin	20	10	7	12	7		7	9	12	4	6
Grand	40	30	28	16	14		31	28	21	11	24
Gunnison	22	35	17	17	18		25	15	12	19	7
Hinsdale	2	0	1	1	1		0	0	1	1	1
Huerfano	16	11	12	6	7		12	8	7	13	4
Jackson	1	1	0	0	0		2	0	0	0	0
Jefferson	658	523	429	354	304		350	304	219	206	173
Kiowa	0	0	0	1	1		0	0	0	0	0
Kit Carson	4	4	4	2	5		5	3	3	2	1
La Plata	48	40	30	43	33		34	26	26	15	17
Lake	18	6	12	4	4		8	12	7	7	3

Larimer	236	221	182	136	139		149	130	123	68	63
Las Animas	24	18	32	13	13		14	11	19	23	15
Lincoln	7	3	2	3	3		5	3	5	6	6
Logan	23	13	11	12	14		11	7	13	10	8
Mesa	288	272	182	198	207		224	202	161	168	104
Mineral	2	0	0	0	0		0	0	0	0	0
Moffat	27	12	26	15	9		17	16	6	12	14
Montezuma	25	22	20	17	16		17	21	18	9	9
Montrose	56	58	52	49	42		58	35	39	30	24
Morgan	30	27	21	17	20		17	14	13	13	10
Otero	23	23	23	11	13		17	17	12	12	9
Ouray	12	2	2	7	4		6	4	5	3	4
Park	54	31	36	25	29		42	37	23	18	21
Philips	2	0	5	2	0		2	1	1	2	2
Pitkin	23	33	19	15	7		14	10	16	6	6
Prowers	3	6	11	6	1		2	5	3	6	4
Pueblo	282	281	201	199	203		221	172	156	155	144
Rio Blanco	12	5	4	8	5		6	12	6	2	3
Rio Grande	9	14	11	12	10		8	10	7	9	10
Routt	63	37	38	27	39		28	36	30	21	13
Saguache	7	5	7	4	2		10	2	3	5	9
San Juan	1	1	1	1	0		0	1	1	4	1
San Miguel	19	19	15	9	6		12	11	10	7	6
Sedgwick	0	1	1	6	2		1	0	1	0	4
Summit	42	48	46	36	22		89	25	25	35	15
Teller	44	49	23	28	36		35	33	18	22	16
Washington	4	4	4	3	2		3	1	4	2	1
Weld	376	313	261	230	214		237	225	169	163	119
Yuma	10	11	7	3	1		5	7	3	5	1
Totals	7,076	5,685	4,571	4,025	3,745		4,138	3,760	2,935	2,658	2,074